



BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDICES

Prepared for Wirral Council by Donald Insall Associates Ltd, 2007 – Wirral Council 2009

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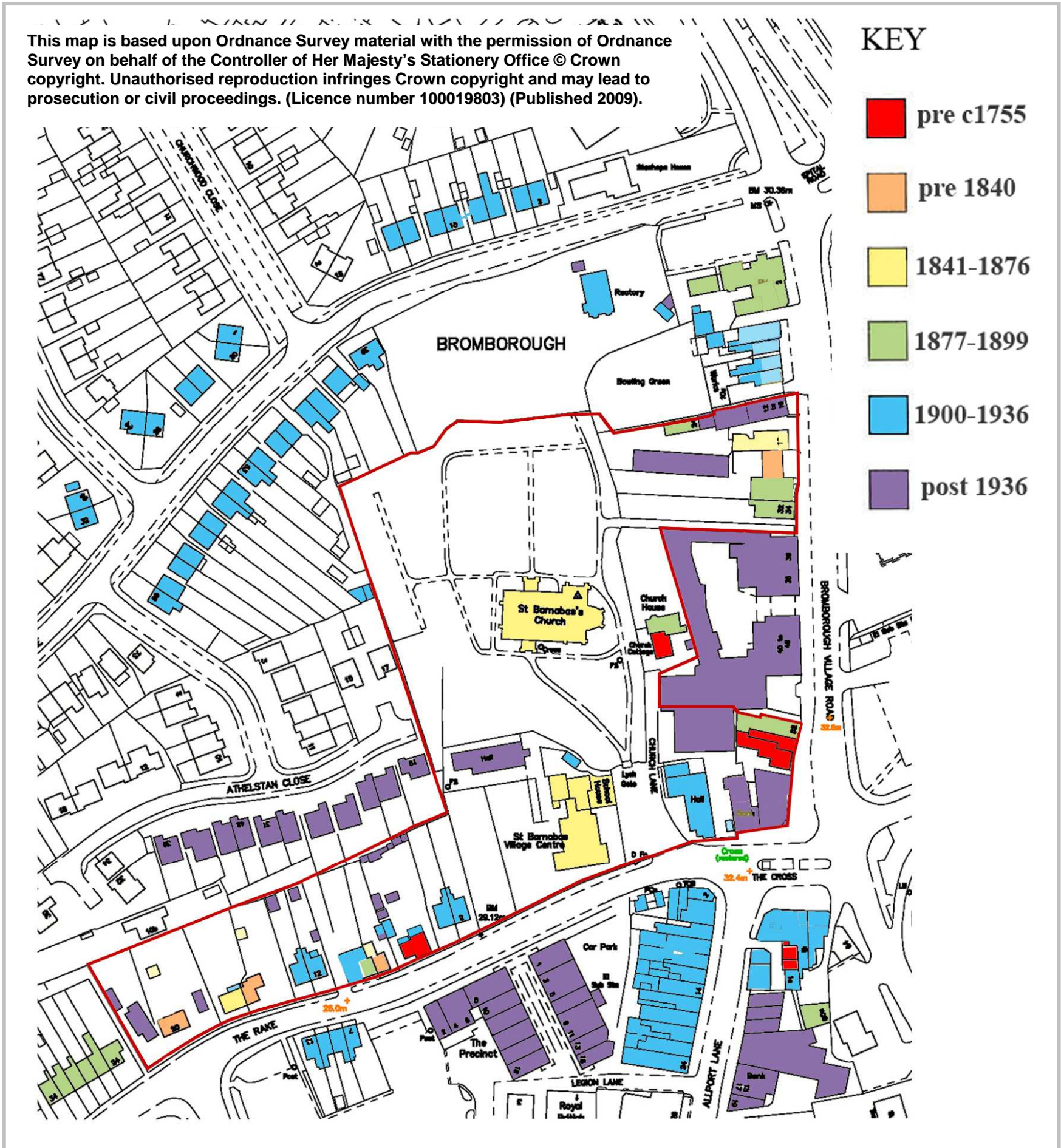


- Listed Buildings
- Conservation Area
- Tree Preservation Orders

BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Appendix A - Plan Showing Existing Boundary, Listed Buildings and Trees protected by TPOs

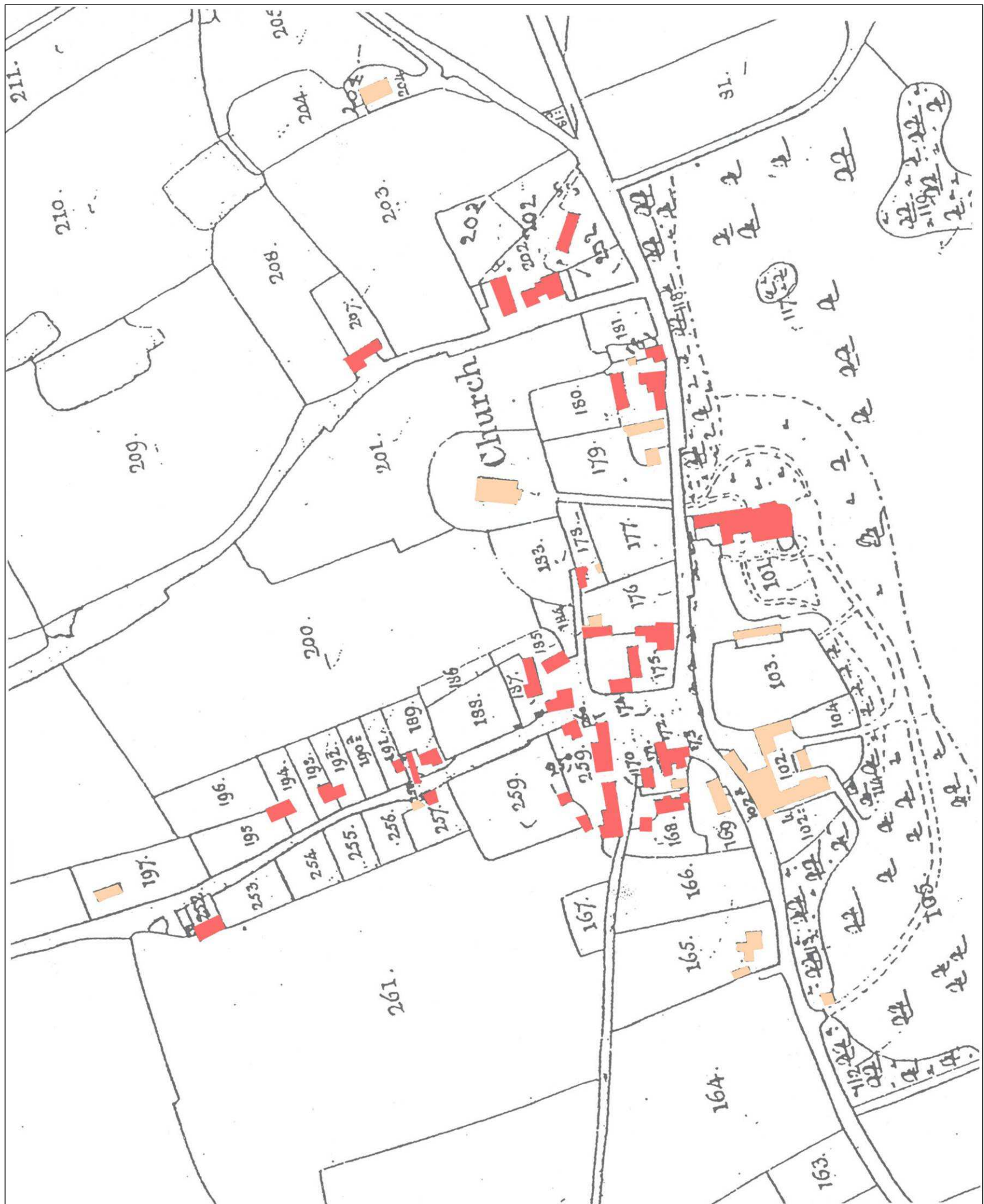
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NB The ages shown are for the buildings that exist today, which may contain fabric from earlier buildings or be built on the site of an earlier building

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Appendix B- Plan Showing Relative Ages of Present Day Buildings
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Key

-  Buildings shown on Estate Map of c1755
-  Additional buildings shown on Tithe Map of 1840

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Appendix D- Plan Showing form of Village by 1840
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BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

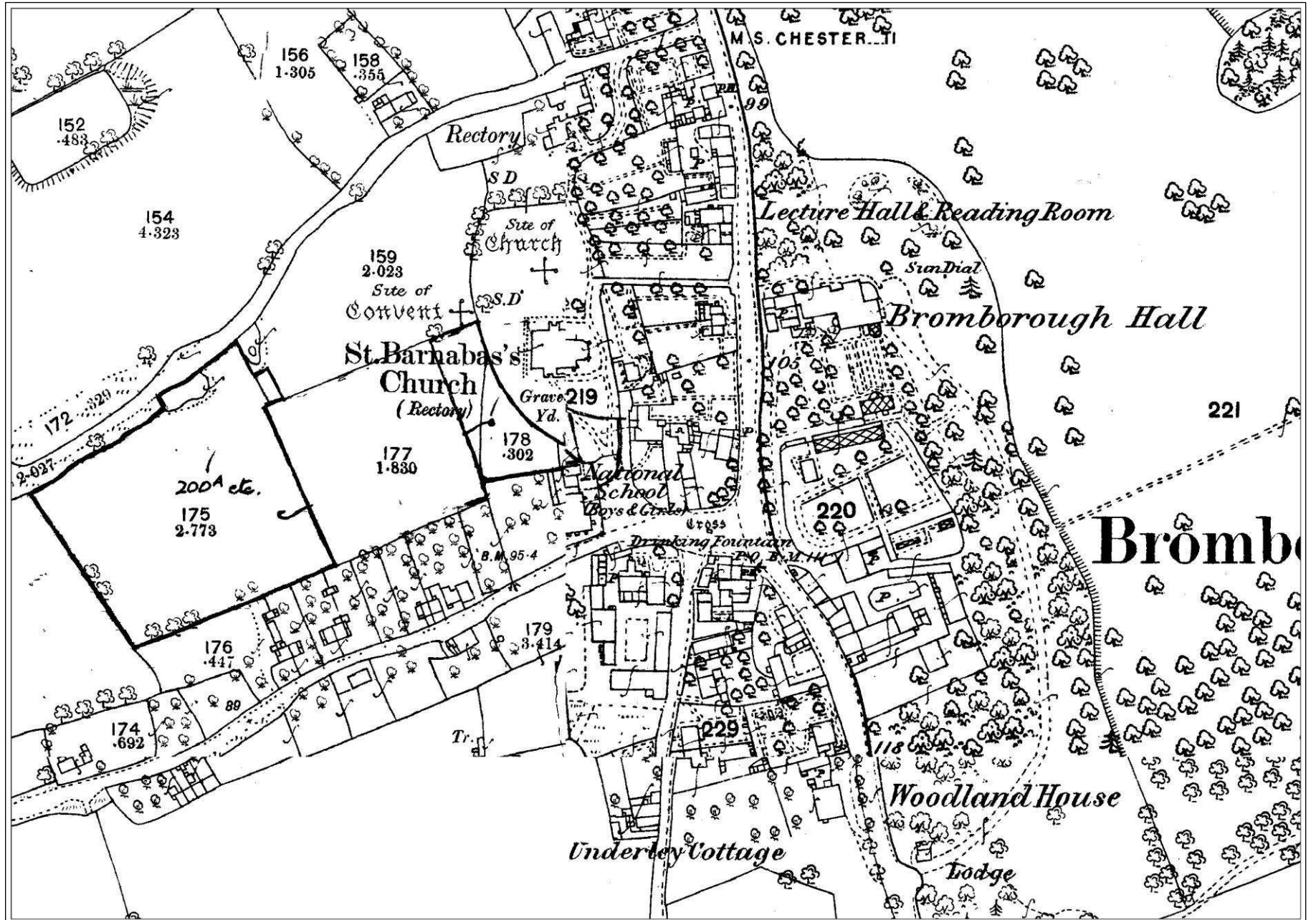
APPENDIX E - HISTORIC PLANS - c1755 Mainwaring Estate Map
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APPENDIX E - HISTORIC PLANS - 1840 Tithe Map

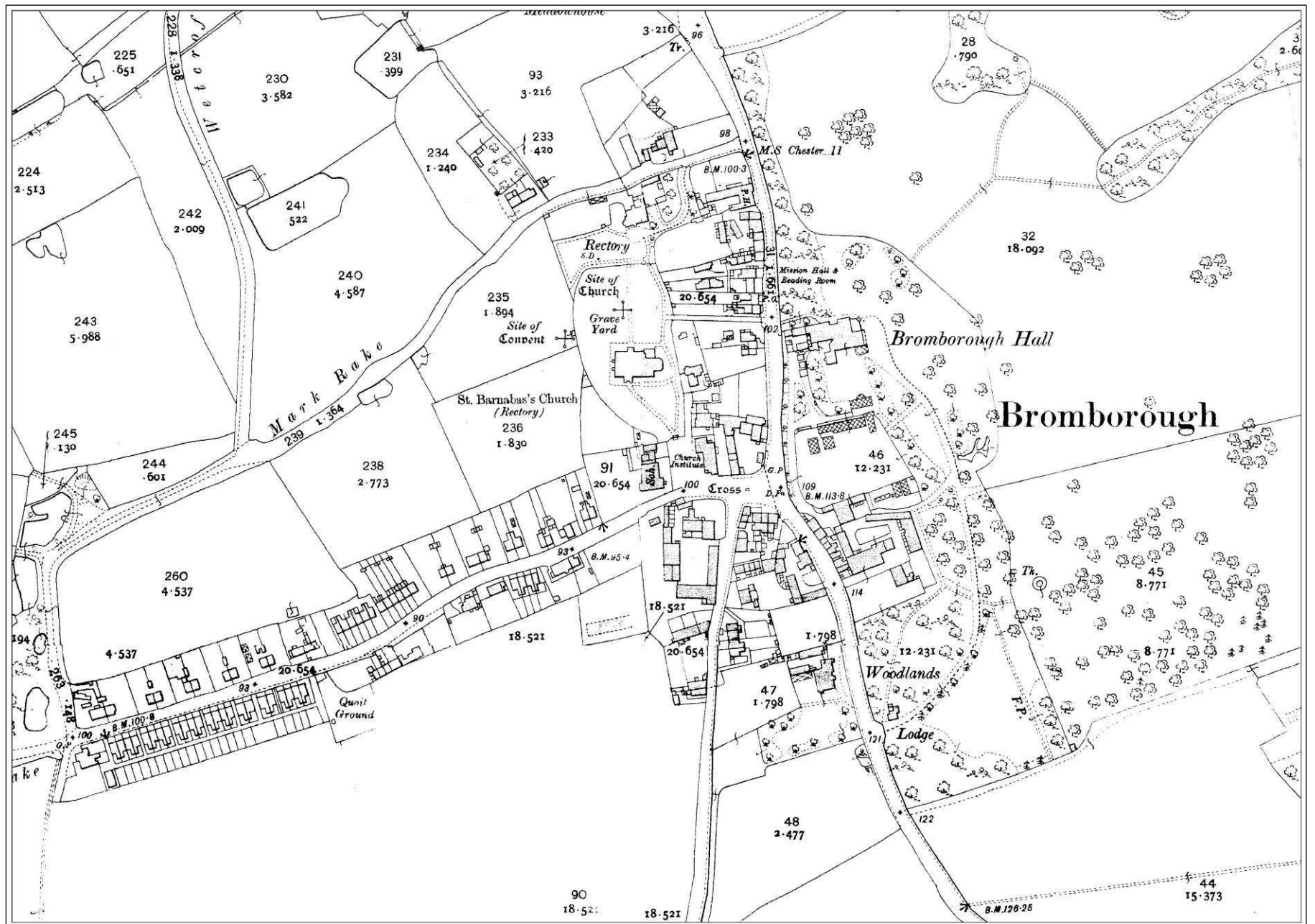
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APPENDIX E - HISTORIC PLANS - 1876 (1:2500 series)

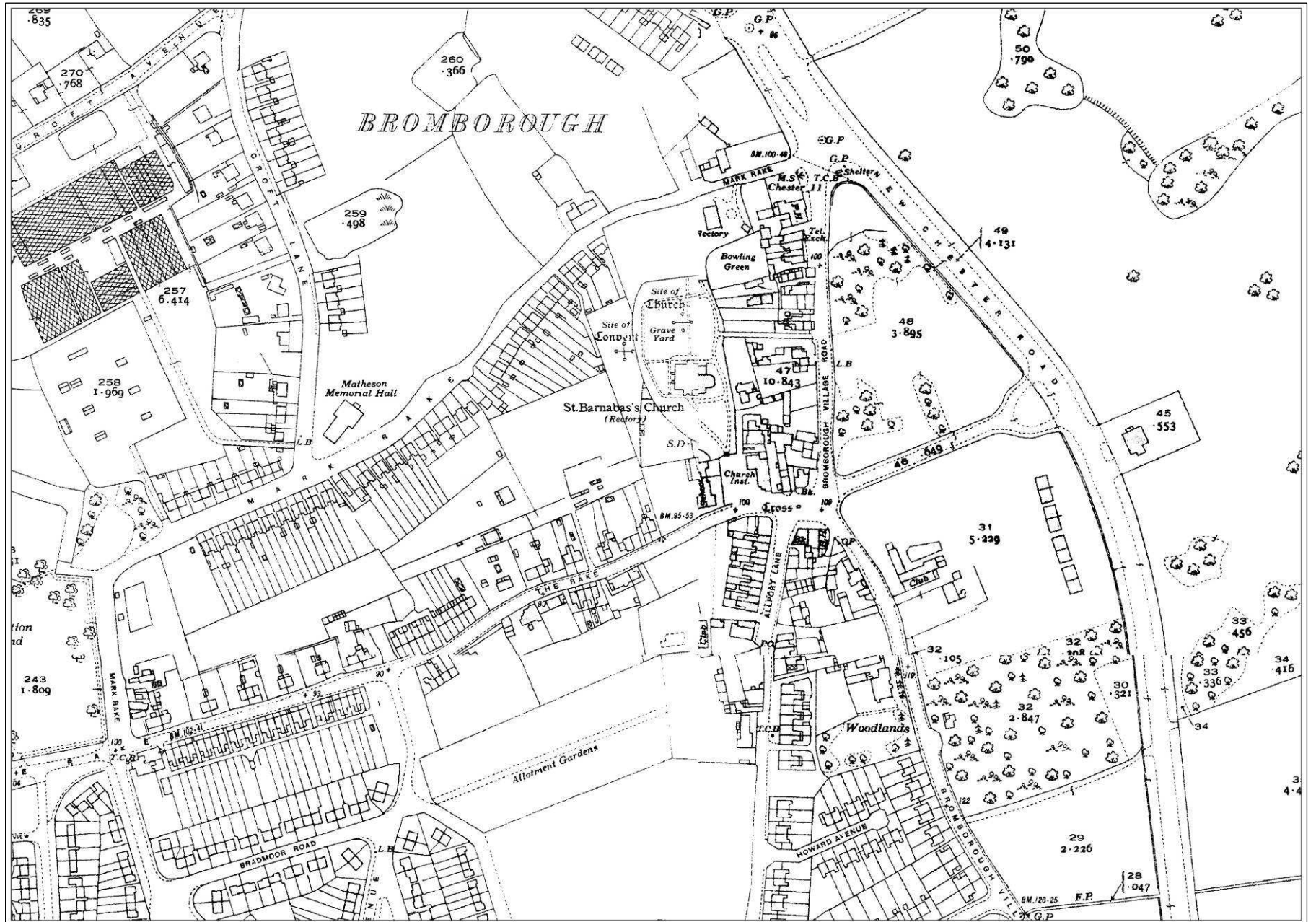
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APPENDIX E - HISTORIC PLANS - 1911 (1:2500 series)

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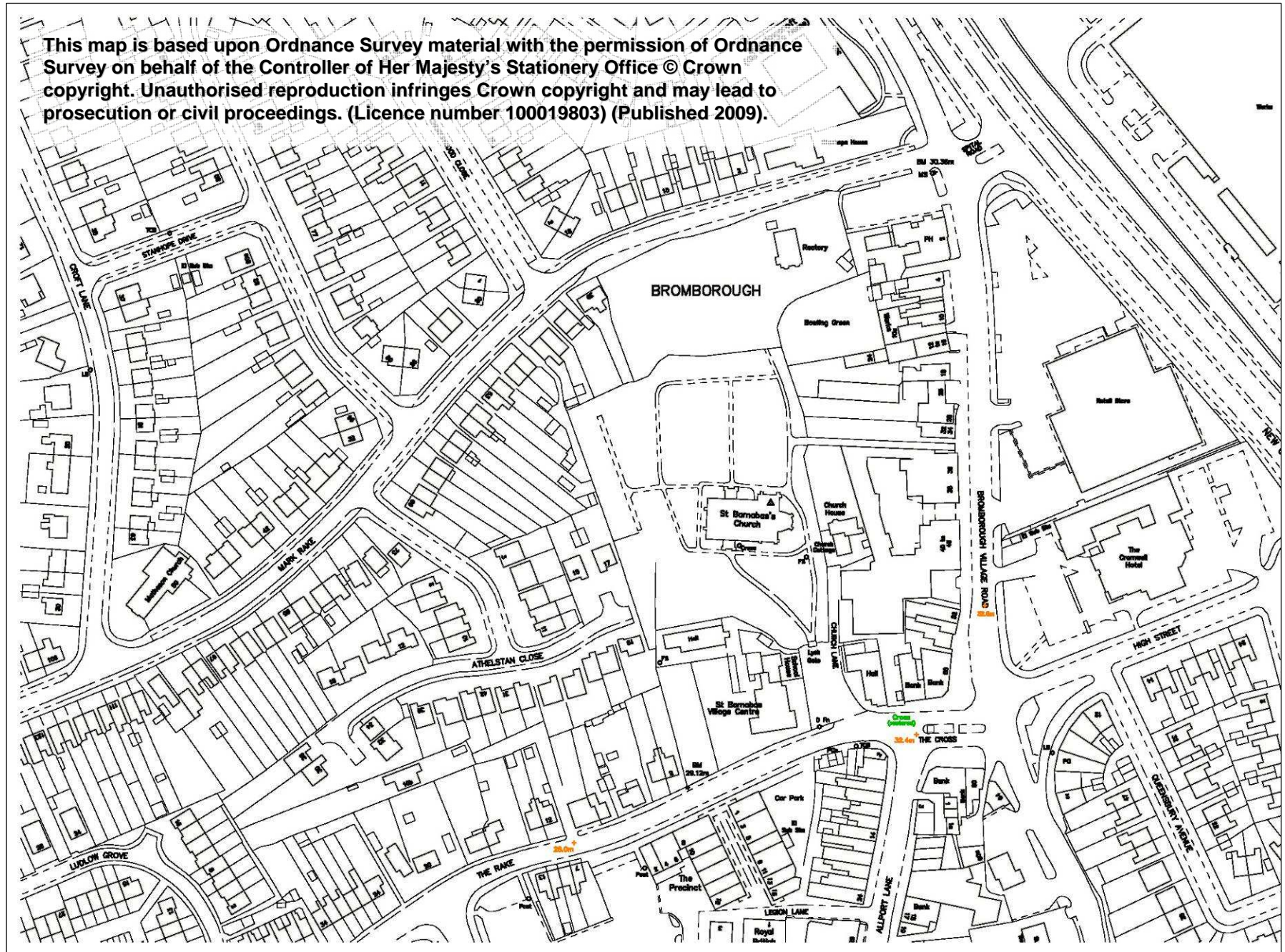
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APPENDIX E - HISTORIC PLANS - 1936 (1:2500 series)
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APPENDIX E - HISTORIC PLANS - Post 1945
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BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX E - HISTORIC PLANS - Present Day

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Building Details:

Building Name: 54,56,56A
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 7ET

Details:

LBS Number: 215348
Grade: II
Date Listed: 02/12/1986
Date Delisted:
NGR: SJ3499082181

Listing Text:

BEBINGTON BROMBOROUGH VILLAGE ROAD
 SJ 38 SW
 (west side)
 Bromborough
 6/38 Nos. 54, 56 and 56A

G.V. II

2 shops and flat. Date stone reads: "ITE/1685". Roughcast, possibly on stone, concrete tile roof, tile to end. 2 storeys with attic, 4 bays. Band over 1st and 2nd bays of 1st floor. C20 shop fronts to ground floor. 1st floor has sashed window with glazing bars. 2nd floor has gabled dormers with kneelers, 3-light double-chamfered-mullioned windows with small-paned glazing. Left return has coped gable with kneelers, sashed window to 1st floor and 2 mullioned windows of 2 lights to 2nd floor. Rear has outshut and wing.

Listing NGR: SJ3499082181

Building Details:

Building Name: SCHOOL AND MASTERS HOUSE
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 7AA

Details:

LBS Number: 215378
Grade: II
Date Listed: 02/12/1986
Date Delisted:
NGR: SJ3492482163

Listing Text:

BEBINGTON CHURCH LANE
 SJ 38 SW
 (west side)
 Bromborough
 6/59 School and
 master's house

G.V. II

Former school, now community centre, and former master's house. Dated 1868. Stone with slate roof. One storey, 4 bays, 1st bay projects under gable with gable bellcote. Weathered buttresses and coped gables. Windows have small-paned glazing. Single-chamfered-mullioned windows with shouldered lintels to lights. 1st bay has paired 2-light windows with relieving arches and shields, one with date, the other with letters "R.R". Other bays have 4-light windows. Right return of 1st bay has entrance with shouldered lintel, plank door with strap hinges and 2 leaded lights. Left return of 5 bays, 1st bay gabled and lower, 3:4:4:4:3-light windows. Brick stack to rear. Master's house of 2 storeys and 2 bays, 2nd bay projects under gable with corbelled 1st floor. Drip mould over ground floor. Ground floor has 3 and 4-light mullioned window. 1st floor has 2-light window in gabled half dormer, 3-light window to 2nd bay. Entrance has slate canopy, shouldered lintel, plank door with strap hinges and 2 leaded lights. Stone stack to rear. Included for group value.

Listing NGR: SJ3492482163

BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – LIST DESCRIPTIONS

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Building Details:

Building Name: CHURCH OF ST.BARNABAS
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 2DN

Details:

LBS Number: 215375
Grade: II*
Date Listed: 27/12/1962
Date Delisted:
NGR: SJ3491282222

Listing Text:

BEBINGTON CHURCH LANE
 SJ 38 SW
 (north side)
 Bromborough
 6/56 Church of St. Barnabas
 27.12.62

G.V. II*

Church. 1862-4, steeple, 1880. By Sir Gilbert Scott. Stone with slate roof. Nave with aisles under lean-to roofs, chancel, south vestry and north east tower and broach spire. Early English style. Aisles have sill course and 2-light plate tracery windows with shafts and gablets. North and south gabled porches have clasping buttresses with nook shafts, and entrances of 2 orders. Clerestory has sexfoil windows; west end has 2 lancets and plate-tracery rose window. Chancel has round apsed end; moulded base, foliate impost band and dog-tooth cornice; 3 lancets and weathered buttresses. Tower has angle buttresses, 2-light windows, lancets above, and paired 2-light louvred bell openings, clock faces above. West canted stair turret. Lombard frieze and spire with hipped lucarnes. Vestry has large weathered buttresses, foliate cornice, east 2-light window and south blind arcade with 2 lancets. Interior: has arcades on octagonal piers with good carving to capitals. Roof has braced collared rafters. Most glass by Clayton and Bell, c.1870. Octagonal font on clustered shafts. Timber screens and stalls of 1900; octagonal timber pulpit on stone base. Chancel has 2-bay arcades set in giant arches with quatrefoils, organ loft to north. Sanctuary has trefoil blind arcading with diapered spandrels; reredos in form of relief of the Last Supper. East window by Ballantine and Son. 1863. A well-designed example of the work of Sir Gilbert Scott.

Listing NGR: SJ3491282222

Building Details:

Building Name: CROSS TO RIGHT OF PORCH OF ST BARNABAS CHURCH
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 2DN

Details:

LBS Number: 215376
Grade: II
Date Listed: 02/12/1986
Date Delisted:
NGR: SJ3491082212

Listing Text:

BEBINGTON CHURCH LANE
 SJ 38 SW
 (north side)
 Bromborough
 6/57 Cross to right of porch of St. Barnabas Church

G.V. II

Cross. 3 fragments possibly C10, re-erected in form of cross, 1958. Stone. 2 pieces of shaft with interlace pattern; half of Celtic-style cross head; other stones roughly dressed. Plaque at base records re-erection by Bromborough Society.

Listing NGR: SJ3491082212

BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX F – LIST DESCRIPTIONS

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Building Details:

Building Name: SUNDIAL APPROXIMATELY 17 METRES TO NORTH OF ST BARNABAS CHURCH
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 2DN

Details:

LBS Number: 215377
Grade: II
Date Listed: 02/12/1986
Date Delisted:
NGR: SJ3490382242

Listing Text:

BEBINGTON CHURCH LANE
SJ 38 SW
(north side)
Bromborough
6/58 Sundial approx. 17m. to north of St. Barnabas Church

G.V. II

Sundial. Possibly originally C15 cross, dated 1730. Stone. 2 square steps and base, tapered shaft and square cap with cyma moulding. Inscription records church wardens and date, now worn.

Listing NGR: SJ3490382242

Building Details:

Building Name: MARKET CROSS AT JUNCTION OF ALLPORT LANE
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 7AQ

Details:

LBS Number: 215583
Grade: II*
Date Listed: 27/12/1962
Date Delisted:
NGR: SJ3498982136

Listing Text:

BEBINGTON THE RAKE
SJ 38 SW
Bromborough
6/249
Market Cross at junction of Allport Lane
27.12.62

G.V. II*

Market cross. 1278 or later, with upper part of 1874. Upper part by Sir Gilbert Scott. Stone. 7 square steps and octagonal base. Chamfered shaft with cap supports canopy on squat quatrefoil piers with foliate caps, angel corbels and crocketed gables. Top cross on octagonal plinth. Plaque on east side records restoration.

Listing NGR: SJ3498982136

Building Details:

Building Name: PEAR TREE COTTAGE 6
Parish: BEBINGTON
District: WIRRAL
County: MERSEYSIDE
Postcode: CH62 7AQ

Details:

LBS Number: 215584
Grade: II
Date Listed: 02/12/1986
Date Delisted:
NGR: SJ3486682109

Listing Text:

BEBINGTON THE RAKE
SJ 38 SW
(north side)
Bromborough
6/250 No. 6 (Pear Tree Cottage)

G.V. II

House. Datestone inscribed 1699. Stone with slate roof. 2 storeys, 2 bays with 2-bay rear wing. 4-light single chamfered-mullioned windows, the windows have been extended at some time. Entrance has large lintel and C20 door and canopy. Left return to street has single chamfered lights. Coped gable end has kneelers. Rear wing has small-paned casements. Gable-end stack. Interior not inspected, but said to have re-used timbers, possibly from timber-framed building.

Listing NGR: SJ3486682109

APPENDIX G: GAZETTEER OF BUILDINGS WITHIN THE CONSERVATION AREA

A plan summarising the contribution of each building, or group of buildings, to the character of the conservation area is included at Appendix C and each building is categorised as follows:

- A: Buildings that are **critical** to the character of the conservation area – typically these may be landmark buildings and/or buildings with most of their original character retained
- B: Buildings that make a **positive** contribution to the character of the conservation area – buildings may have some alterations but their original character is still prominent
- C: Buildings that have a **neutral** contribution to the character of the conservation area – they neither enhance nor detract from the character or appearance of the conservation area but might have potential for enhancement
- D: Buildings where the extent of intrusion or damage is so great that their appearance detracts from the significance or special character of the area and their impact is **negative**


It should be noted that each category inevitably encompasses a wide range of building types and qualities. Category C, for instance, includes historically interesting buildings that have been altered as well as less important/more modern buildings in good condition.

Each building is judged individually or within its immediate 'group' context. Whilst category C buildings are generally considered of 'neutral' interest (indicating they have neither an over-riding positive nor negative influence on the character of the conservation area), too many can dilute the interest of an area. The prominence of a building is also considered, as a poorly designed building can have a limited impact if its visibility is limited due to its position.








There should be a general presumption in favour of retaining all category A and B buildings. Policies should be put in place to encourage the enhancement of, in particular, category B and C buildings. Category D buildings are considered of negative value therefore opportunities should be sought to achieve replacement or at least improvement.

Where buildings' features are thought to be in their original form, they are stated for the sake of brevity as being original, although of course it is impossible to make a judgement during this depth of study as to whether or not the fabric of the element is actually contemporary with the building.







BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

NO/NAME	WIRRAL UPRN	PHOTO	DESCRIPTION	CONDITION/COMMENT	CONTRIBUTION
The Rake (North side)					
2 and 4			Early C20th two-storey two-bay semi-detached cottages built of common brick in 3:1 English garden wall bond. Slate roof with stone ridge tiles and slightly overhanging verge above projecting purlins. Central shared chimney stack with 8 pots and oversailing courses. Shaped quarry tile 'pentice' roof overhangs porches and canted bay windows to ground floor. Sandstone cills and lintels. Sandstone boundary wall with privet hedge above. Cast iron soil pipe to No 2.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Replacement uPVC windows and doors ▪ Replacement plastic rainwater goods 	B
6 (Pear Tree Cottage)			Late C17th two-storey two-bay cottage with later two-bay rear wing (fronting the street). Listed Grade II. Datestone inscribed 1699. Coursed red sandstone with slate roof, more steeply pitched than other cottages in area. Stone coping and kneelers to verges of gable end to street. Gable-end chimney stack. To original cottage, four-light single chamfered-mullioned windows (possibly extended), and single chamfered lights. To rear wing, small 8-pane windows (non-opening). Large lintel above entrance door with small C20th wooden canopy with decorative iron brackets. Small shed to rear of sandstone blocks and brick with slate roof. Dwarf sandstone wall and iron gate.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Windows to rear wing have extractor fans inserted ▪ Replacement C20th door ▪ Replacement plastic rainwater goods not secure ▪ West elevation in poor condition with missing render and visible grey brickwork ▪ Over-sized outdoor lamp to west elevation ▪ New entrance to left, wall not made good 	B
8			Early C19th single-bay, two-storey cottage with extension to north. Adjoining No 10. Probably of coursed sandstone, now rendered and painted a lilac colour. Slate roof with sandstone coping to verges and ridge. Four-pot square chimney stack shared with No 10. Dwarf sandstone boundary wall.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Replacement uPVC windows with cills (not traditional) and replacement door ▪ Plastic rainwater goods need attention and would benefit from re-positioning ▪ Poorly positioned burglar alarm housing and satellite dish 	B
10 Willow Cottage			Datestone 1835, much altered, now triple-bay, two storey cottage with extension to north. Adjoining No 8. Slate roof laid in diminishing courses with sandstone coping to verges and ridge. Four-pot square chimney stack shared with No 10. Main (south) elevation is coursed sandstone with pebbledash to upper storey. West elevation and extension is of brick. Sandstone lintels to ground floor openings.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Replacement brown uPVC 6-light windows with non-traditional arched heads and cills ▪ Cementitious mortar not traditional and may cause damp problems 	B
12			Early C20th two-storey two-bay semi-detached cottage built of common brick with decorative terracotta at eaves level and above door canopy. Slate roof with stone ridge tiles and slightly overhanging verges. Central shared chimney stack with 8 pots and oversailing courses. Tiled door canopy and canted bay window supported on brackets to ground floor. Sandstone boundary wall with privet hedge and block-paved driveway.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Some re-pointing required and tiles missing from roof to bay window ▪ Plastic rainwater goods are intrusive ▪ Replacement double-glazed uPVC windows with non-traditional configuration of glazing bars to ground floor, top-hung casements to first floor ▪ Replacement uPVC door with non-traditional details ▪ Poorly maintained front garden 	B
14			Early C20th two-storey two-bay semi-detached cottage built of common brick with decorative terracotta at eaves level and above door canopy. Slate roof with stone ridge tiles and slightly overhanging verges. Central shared chimney stack with 8 pots and oversailing courses. Tiled door canopy and canted bay window supported on brackets to ground floor. Sandstone boundary wall with privet hedge and block-paved driveway.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Some re-pointing required ▪ Plastic rainwater goods ▪ Replacement double-glazed uPVC windows with imitation diamond-leading sandwiched between glass (non-traditional) 	B
16-18			Datestone 1836. Two-storey semi-detached cottages, originally two single-bay cottages now with single bay extension to No 18 (left) and rear extension to No 16 (right, not readily visible from public highway). Shallow pitch slate roof, that to original cottage laid to diminishing courses. Gable	<ul style="list-style-type: none"> ▪ Good condition ▪ Replacement uPVC windows to No 16 with non-traditional detailing ▪ Each window to main (south) elevation of No 18 is different (see section 5.2 of main report) ▪ Cementitious mortar pointing in places 	B






BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

NO/NAME	WIRRAL UPRN	PHOTO	DESCRIPTION	CONDITION/COMMENT	CONTRIBUTION
			end chimney stack to extension, shared central brick chimney stack with C19th pots to original cottages. Mock timber-framing above coursed red sandstone. Gable end painted and scored to mimic stone courses.		
20			Datestone 1815. Shallow pitch slated roof with sandstone coping to ridge and verges. edges. Plinth of common brick, elevations rendered and painted, obscuring construction materials. Low red sandstone boundary wall with clipped conifer hedge, front garden laid to grass. Small outbuilding to east.	<ul style="list-style-type: none"> ▪ Good condition ▪ Replacement uPVC windows with non-traditional top hung casements to central light (see section 5.2 of main report) ▪ Non-traditional concrete gate posts ▪ Boundary wall would benefit from high quality re-pointing 	B
22			Datestone 1994. Two-storey modern cottage of brick beneath a slate roof, with some shaped slates. Terracotta coping to ridges and brick ears to elevations. Upper storey is rendered and painted white. Boundary wall is of sandstone with recessed pointing, with clipped conifer hedge above. Block-paved driveway with arched-top double gates. Inset brickwork to external square chimney stack.	<ul style="list-style-type: none"> ▪ Good condition ▪ Modern house with some traditional detailing, well maintained ▪ 	C
The Rake – Public Buildings					
Church of St Barnabas			Listed Grade II*. 1862-4 by Sir George Gilbert Scott in Early English Style. Stone with slate roof. Steeple 1880. Most glass by Clayton and Bell, c1870. East window by Ballantine and Son, 1863. Timber screens and stalls of 1900. Octagonal font on clustered shafts. Octagonal timber pulpit on stone base. (Refer to List Description for fuller details)	<ul style="list-style-type: none"> ▪ Good condition ▪ Condition of churchyard poor – eg broken concrete pathways – regular maintenance regime would benefit the setting of the church ▪ Consideration being given to application under the Community Spaces programme of the Lottery (2008) 	A
Lych Gate to St Barnabas Church			Decorative lych gate, base of squared and coursed red sandstone with timber canopy above; decorative round-headed arch with bargeboards to pitched roof of slate. Wooden gates to wall height.	<ul style="list-style-type: none"> ▪ Good condition ▪ Not listed, but of group value with church and village centre 	A
Village Centre (former School and Master's House)		 	<p>Listed Grade II (GV). Datestone 1868. Single-storey of 4 bays, with 1st bay projecting under gable with gable bellcote and paired two-light windows with relieving arches and shields. Left return of 5 bays, 1st gabled and lower. Four-light windows to other bays. Entrance with shouldered lintel, plank door with strap hinges and two leaded lights in right return of first bay. Brick chimney stack to rear.</p> <p>Master's house: Two-storey, two-bay cottage with 2nd bay projecting under gable with corbelled 1st floor. Of stone with slate roof; terracotta detailing. Gabled half-dormers to first floor. Entrance with slate canopy, shouldered lintel, plank door with strap hinges and 2 leaded lights. Stone stack to rear.</p>	<ul style="list-style-type: none"> ▪ Good condition ▪ Public realm works (particularly surface markings) detract from the setting <ul style="list-style-type: none"> ▪ Good condition ▪ Public realm works (particularly surface markings) detract from the setting 	A A
Church Institute			Built 1908. Squared and coursed sandstone beneath half-timbered gables to north, two-storey, two bay 'cottage' with projecting bay under gable and large rectangular sandstone chimney with four pots; south return is two-storeys of three bays with further single-storey single bay projecting under gable.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Generally in need of routine maintenance and redecoration ▪ Extractor fan inserted into ground floor window (west elevation) detracts from its appearance ▪ Replacement pot to chimney stack is of different style ▪ Run-off from lead flashing to vent in south roof leaving deposit on slates and causing discoloration ▪ South elevation particularly in need of maintenance due to its proximity to the road ▪ Public realm works (particularly surface markings) detract from the setting 	A

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NO/NAME	WIRRAL UPRN	PHOTO	DESCRIPTION	CONDITION/COMMENT	CONTRIBUTION
Church Lane					
Church House and Church Cottage			Not inspected. Barely visible and not readily accessible from public highway, but appear to be of traditional design.	Not inspected	C
Market Cross					
Murphy's Taxis			C20th. Single storey with mono-pitch roof; of painted corrugated iron and timber panels. Sandstone boundary wall with single gate pier remaining	<ul style="list-style-type: none"> ▪ Poor condition ▪ Of historic interest (dates from 1930s) but has lost its context to a degree with the loss of the neighbouring garage and its replacement with Barclays Bank ▪ Area between this building and the Church Institute is in poor condition and could be improved with regular maintenance 	C
Barclays Bank			C20th, two-storey, three-bays, with flat roof. South elevation and approximately one third of east and west elevations faced with Portland stone in deep courses. Rear two-thirds of building of brown brick, in two phases.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Materials and detailing of street frontage unsympathetic to character of conservation area, but may be fabric from original garage building within it ▪ Stone would benefit from cleaning ▪ Would benefit from improved public realm around entrance 	D
Bromborough Village Road					
58 (HSBC Bank)			C20th. Single-storey, red-brown brick beneath a slated hipped roof of shallow pitch with brick chimney. Soldier course at plinth level, recessed and projecting courses mimic quoins to main entrance. Square window heads with key stones. Replacement windows and doors with enlarged door opening with stone surround.	<ul style="list-style-type: none"> ▪ Good condition ▪ Materials and detailing of street frontage unsympathetic to character of conservation area, but may be fabric from original garage building within it ▪ Stone would benefit from cleaning ▪ Would benefit from improved public realm around entrance 	C
54/56/56A (Hair Works/Chris Pluck Bookmaker)			Datestone "ITE 1685". Former Tellet's Farmhouse, now separate commercial premises. Listed Grade II. Four-bay, two-storey former farmhouse with dormers to attic storey. Outshut and wing to rear. C20th shop fronts to ground floor. Sash windows to first floor. Mullioned windows to gabled dormers with stone coping and kneelers. Roughcast, possibly on stone. Brick chimney stacks near gable ends.	<ul style="list-style-type: none"> ▪ Poor condition ▪ Chris Pluck Bookmaker, No 56 (left): inserted rooflight (non traditional), exterior finishes in poor condition, possible water penetration problems, replacement roof in non-traditional interlocking profiled tiles ▪ Hair Works, No 54 (right): closed for refurbishment at time of inspection, illuminated barber's pole detracts from appearance of building ▪ Clearly now divided into two with unsympathetic shop fronts and differing treatments to, for example, mullioned windows in attic storey, surface wiring and services installations detract from appearance ▪ Public realm detracts from character of the building generally, eg siting of bus stop 	A
52 (Laundrette)			Late C19th. Former substantial two-storey house, now Village Road Laundrette, of common brick with pressed red brick to reveals. East elevation: Former gable end fronting street, now much altered. Replacement roof of interlocking profiled tiles. Roof now hipped, with loss of projecting gables to east and west elevations. North elevation: Single projecting gable to east elevation, with 9 light window containing some original glass and infilled opening with sandstone lintel below. Chimney stack has tumbling-in brickwork, now capped at eaves level.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Much altered from its original form ▪ Unsympathetic modern interlocking profiled tiles ▪ Unattractive 'shop' front to ground floor with unattractive windows to first floor ▪ Surface wiring, alarm housings and rainwater goods all detract from its appearance ▪ Replacement of roof and alterations to the street elevation have altered the architectural composition and it now sits awkwardly with its neighbours 	C

BROMBOROUGH VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

No/NAME	WIRRAL UPRN	PHOTO	DESCRIPTION	CONDITION/COMMENT	CONTRIBUTION
32-34 (Bhula Tandoori)			Late C19th. Two-storey, single bay with gable end fronting street. Entrance door set at an angle within SE corner. Secondary door to east elevation, possibly leading to separate accommodation above. White painted render beneath slate roof. White painted bargeboards to overhanging eaves.	<ul style="list-style-type: none"> ▪ Poor condition ▪ Elevation to street in fair condition, although signage less than sympathetic to building and bargeboards require repair and redecoration ▪ South elevation alongside pathway to church yard reveals building in poorly maintained condition with, for example, boarded up windows ▪ Replacement uPVC windows of modern design, not wholly sympathetic 	B
28 (Offices of Horner Downey & Co)			Late C19th. Possibly former agricultural building, now offices. Gable end fronting street, with two storeys of two bays. Entrance door to left hand bay, additional window to right hand bay forming a symmetrical composition. White painted render beneath slate roof.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Replacement uPVC windows of modern design, not wholly sympathetic ▪ Render cracking and breaking away from walls in small areas - cause should be investigated and remedial action taken to prevent further deterioration ▪ Signage unobtrusive and sympathetic to building ▪ Forms part of a group with Nos 26 and 18 	B
26 (Jo Jacques)			Late C18th/early C19th. Set back from road. Two storey, two bay house with central entrance doorway. Square window openings, those to the ground floor now being of a bow window design. Window and door openings may have been altered. White painted render beneath a slate roof of random sizes laid to diminishing courses. Stone copings to low parapet gables.	<ul style="list-style-type: none"> ▪ Good condition ▪ Replacement uPVC windows of modern design, not wholly sympathetic ▪ Signage fairly unobtrusive and sympathetic to building ▪ Forms part of a group with Nos 18 and 28 	B
18 (Wirral Tandoori)			Built 1868. Former Mission Hall and Reading Room, now a restaurant. Two-storeys, two bays, with gable end fronting street. Windows have heavy, painted stone, chamfered mullions and transoms with a shallow arched head and carved finials to heavy hood moulds, set with wooden-framed lights. Unusual shaped chimney. High level plaque reads "To Him that Loved Us".	<ul style="list-style-type: none"> ▪ Good condition ▪ Replacement uPVC door of modern design, not wholly sympathetic ▪ Surface wiring and fixtures detract from the character of the building ▪ Forms part of a group with Nos 26 and 28 ▪ Signage less than sympathetic (cf Nos 26 and 28) ▪ 1868 above side door removed in 2004/5 	B
12-16 (Valatech Computers)			C20th. Two-storeys with gable end fronting street. Built of brick beneath a slate roof, the upper storey being rendered and painted white. Three windows to upper storey, shop front to ground floor.	<ul style="list-style-type: none"> ▪ Fair condition ▪ Appears to be a C20th building on the site of an earlier building ▪ Of a similar scale to neighbouring buildings to the north but more plainly detailed 	C
24			Not accessible at time of inspection		